



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

WEDNESDAY, DECEMBER 10, 2003 — 7:30 PM
TENTATIVE AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES DATED: OCTOBER 8, 2003
OCTOBER 22, 2003
NOVEMBER 12, 2003

ANNUAL MOBILE HOME PARK REVIEW:

- a. **SILVER STREAM MOBILE HOME PARK – RT. 207**

REGULAR ITEMS:

1. **FIRST COLUMBIA SUBDIVISION (03-36) 108 WORLD TRADE WAY (PARCEL H) (BETTE)** Lot containing the former Officer's Club building, pools, tennis courts and parking lot to be subdivided to have its own tax parcel.
2. **SANDCASTLE HOMES LOT LINE CHANGE (03-37) NYS RT. 94 (BRADY)**
Reconfiguration of an existing 10-lot subdivision to create an 8-lot subdivision.

DISCUSSION

3. **TPS SOIL BURNING – HOURS OF OPERATION**
4. **COLBY KENNELS – RT. 94** (from Workshop)
5. **THE SENTINEL – MERLINE AVE.** (from Workshop)

ADJOURNMENT

(NEXT MEETING –JANUARY 2004)



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1

TOWN OF NEW WINDSOR

PLANNING BOARD

DECEMBER 10, 2003

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN
RON LANDER
JERRY ARGENIO
THOMAS KARNAVEZOS
ERIC MASON

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

ANDREW KRIEGER, ESQ.
PLANNING BOARD ATTORNEY

ALTERNATE: NEIL SCHLESINGER

ABSENT: JIM BRESNAN
MYRA MASON

REGULAR MEETING

MR. PETRO: I'd like to call the December 10, 2003 meeting of the New Windsor Planning Board to order. Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

APPROVAL OF MINUTES DATED: OCTOBER 8, 2003
OCTOBER 22, 2003
NOVEMBER 12, 2003

MR. PETRO: Has everyone had a chance to read the minutes October 8, 2003, October 22, 2003, November 12, 2003?

MR. ARGENIO: I'll make a motion we approve them as written.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the minutes as written for those dates. Any further comment? Mr. Mason, I think you're up for the seat tonight. Any further comments? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

December 10, 2003

3

ANNUAL MOBILE HOME PARK REVIEW:

SILVER STREAM MOBILE HOME PARK

MR. PETRO: Annual mobile home park review. Silver Stream Mobile Home Park, is anyone here? If not, fine, we'll reschedule for next time.

REGULAR ITEMS:

FIRST COLUMBIA SUBDIVISION (03-36)

Mr. Chris Bette appeared before the board for this proposal.

MR. PETRO: Lot containing the former Officer's Club building, pools, tennis courts and parking lot to be subdivided, have its own tax parcel. Chris, when I first talked to you about this, you were going to subdivide it, you had to make sure that the parking that's left support the Officer's Club for its new use, correct?

MR. BETTE: Correct?

MR. PETRO: That's been done?

MR. BETTE: That's been done. The existing lot, however, we'll be providing an access easement. Due to the grade change we're still going to use the same driveway that's there today but this parcel does contain enough spaces for that, for the use.

MR. PETRO: The new parcel that you're creating you have a way to get in and out of it?

MR. BETTE: World Trade Way is actually going to be accessed through the existing driveway it will be across. This is a, because of the subdivision of 108, we create another parcel which will house the old Five Star Inn that's created, so there's going to be two parcels from this larger parcel.

MR. PETRO: But is there access to the main road from both the way I looked at it or you had to go through the parking lot?

MR. BETTE: You have to go through the parking lot 1

World Trade Way to 108.

MR. PETRO: Why would you go through a parking lot to another parcel? I don't understand how can have access to a parcel through a parking lot.

MR. BETTE: We thought it was going to be very similar to what we did here on Parcel E with the hotels and all those things, there's going to be shared parking, shared access, the grade change from World Trade Way to this building is ten feet and it's not practical to put in a driveway to access that.

MR. PETRO: Still we're creating a lot with no access to the road so you're going to have a cross easement across the new, the other lot.

MR. BETTE: Yes see separate easements across the lot for parking and access, there will be overflow parking available for this facility in this existing lot.

MR. PETRO: Mark, what about creating a lot with no permanent curb cut to access the lot?

MR. EDSALL: If Chris handles it so that it's documented in the lease agreements that they share access and maybe prepare a parking plan that reserves that access strip, it shouldn't be a problem. Both lots have frontage so that's not the issue. The issue is access, I don't know that you can create an easement because the Town owns the property base so you can't create an easement but in the lease agreements you have to reserve that strip and I think that should be fine as long as he lays it out and reserves the access strip.

MR. PETRO: I thought it really should have its own access.

MR. EDSALL: I think it would be preferable if you

didn't have the grade problems and the buildings weren't already there but he's working existing grades and existing buildings so I think his hands are a little bit tied.

MR. BABCOCK: A part of parking for this parcel is up on World Trade Way and there's pedestrian access to that 108 World Trade, there's more parking on the other parcel though.

MR. PETRO: The bulk of the parking for that building is down below, that's the parcel that's going to have access the other way.

MR. EDSALL: Make sure whatever uses are proposed on either site that they're subject to the building inspector's review, just to make sure that the total parking is still adequate, then you can create the shared parking lease agreement that should cover it. It's very similar as he indicated to what you did with Parcel B I guess it's called.

MR. BETTE: E.

MR. EDSALL: Which is where the hotels, office building, restaurant is. When you come in for your site plan approvals, you would have to show that you have enough parking.

MR. BABCOCK: Change of use would require them to come back for site plan.

MR. SCHLESINGER: The Officer's Club used to be a restaurant, whatever it was, there's a hotel?

MR. BETTE: Five Star.

MR. SCHLESINGER: Five Star Hotel has a substantial amount.

MR. BETTE: We'll have the parking, the use of the Officer's Club will be for research lab and they have very few employees, associated with that is less parking spots and more for the hotel site.

MR. PETRO: Of course that's the use now that could change and then parking may be a problem.

MR. KARNAVEZOS: Are you going to get rid of the pool?

MR. BETTE: That's part of your tenants, they took the pool and everything as is and that's the way we've conveyed it to them.

MR. PETRO: Mark, this is going to come under the SEQRA process that we already performed?

MR. EDSALL: Yes.

MR. PETRO: So a public hearing, gentlemen, anybody feel that this subdivision creates or needs a public hearing? If not, entertain a motion to waive the public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the First Columbia subdivision on 108 World Trade Way Parcel H. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

MR. PETRO

AYE

MR. PETRO: The previous subdivision plot must be stamped and filed before this application could be stamped. There's no other issues at all, doesn't seem to be any problem with our engineer with it.

MR. ARGENIO: Where is the access for the pumphouse lot, is it off Jackson?

MR. BETTE: Yeah, access from Jackson Avenue.

MR. LANDER: Is that a separate lot? I see you have it.

MR. BETTE: We're breaking that out, we've been doing that as when we did the other lot line change a little while ago just to get the Town owned facilities on their own tax parcel. The Town owns this and uses the pumphouse, we won't be taxed or won't have to break out the access or won't have to deal with the improvement on the lands so we're creating its own tax parcel.

MR. PETRO: Are you trying to save a buck? Anything else?

MR. BETTE: We're trying to save a buck.

MR. PETRO: Motion for final approval.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded. Mark or Mike, I don't have anything here from Highway, so I'm going to just make this subject to Henry signing off on the plan. Okay?

MR. EDSALL: Yes.

MR. LANDER: Fire?

MR. PETRO: No, so Fire and Highway just for their sign-off, all right, Chris?

MR. BETTE: Okay.

MR. PETRO: Motion has been made and seconded. Any further discussions? Subject to the two items I just talked about, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

SANDCASTLE HOMES LOT LINE CHANGE (03-37)

Mr. Nick Cardaropoli, Jr. appeared before the board for this proposal.

MR. PETRO: Reconfiguration of an existing 10 lot subdivision to create an 8 lot subdivision. From what I understand, the lots are already existing, it's a PI zone?

MR. BABCOCK: PO.

MR. PETRO: And the lots that you have now are ten lots, you're looking to make the lots a little bigger because you know the board likes that so you're going to go from eight to ten?

MR. CARDAROPOLI: From 10 to 8.

MR. PETRO: This is down by Dan Bloom's. Anybody wants to--right next to Mr. Shed behind the buildings you have shared access coming off, did you ever get that straightened out?

MR. CARDAROPOLI: Yeah, we got the access and the title problem cleared up.

MR. PETRO: Next to Bloom's, that was under your road, part of his property or easement was on his property, maybe?

MR. CARDAROPOLI: Well, no, I think it was from Mr. Shed, not from Dan Bloom.

MR. PETRO: It's resolved, Mark or Andy know it's resolved.

MR. EDSALL: Well, I'm not quite sure that it is but when we receive new offers of dedication for the revised road since it's slightly changed, I'm sure Mr.

Crotty will be asking for title insurance so that will confirm it.

MR. LANDER: Also what size were these lots before you went from 10 to 8?

MR. CARDAROPOLI: They were 12,500 square feet and we also shortened up the cul-de-sac and now the cul-de-sac conforms to new subdivision regulations.

MR. LANDER: It's going to be a Town road?

MR. PETRO: Upgrade the public improvements, sewer and water to meet current standards?

MR. CARDAROPOLI: Yes.

MR. PETRO: Assume lead agency motion?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you want to get into any detail on the lots themselves? I mean, they're pre-existing, he just made a couple of them larger.

MR. EDSALL: Basically you're improving it by bringing it into compliance with the law as it exists today. It's offering to upgrade the roads so that it meets today's standards, as you said, water and sewer he's also working with us to provide a sewer line along the back of the three commercial properties that currently don't have the ability to tie into sewer so we're going to work out an easement along that property line so he's cleaning up a mess.

MR. PETRO: Pretty clean cut.

MR. EDSALL: We'll work with him on the new offers of dedication.

MR. PETRO: I appreciate him taking the 10 down to 8.

MR. LANDER: This had approval before?

MR. PETRO: Yes.

MR. BABCOCK: It actually is ten lots right now today.

MR. PETRO: And the reason the lots are that size, I didn't want to get into it, but the PO zone was not changed during the last zone change of October 3, 2001, it's going to be changed.

MR. LANDER: I assumed that it had to have approval before otherwise you'd be sending him back.

MR. EDSALL: Actually, the current lot size is not based on the current zoning, it's the zoning even previous to this which was 12,500, so he's bringing it into conformance with the current law which is 15,000.

MR. PETRO: We have very little of this in Town to start with and you're going to look at that anyway.

MR. BABCOCK: It's done.

MR. PETRO: But it doesn't affect this application, just why we're looking at lots of this size.

MR. LANDER: Just to clarify.

MR. PETRO: Public hearing gentlemen?

MR. LANDER: Oh, yeah.

MR. ARGENIO: Well, the only thing I would say it's already approved.

MR. LANDER: When was the approval on this, what year?

MR. PETRO: Mark, can you help us with that?

MR. EDSALL: I think it pre-exists me, to be honest with you.

MR. EDSALL: Got to be in the early '80s.

MR. CARDAROPOLI: Filed map was early '80s.

MR. ARGENIO: I think Ronny's right, I thought it was more contemporary than that, the prior approval.

MR. PETRO: All right, motion to have a public hearing.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for Sandcastle Homes lot line change. Now you're in for a lot line change, just basically let me think about this for a second, you're reducing the size of the lots so we're calling it a lot line change, I think it's a good idea to have to go with the public hearing,

you're surrounded by homes, you're going to have a nightmare if you don't, better to have it, get the sense, might be a drainage swale and go with it. Any further discussion from the board members to have it? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Applicant should be directed to submit a public improvement bond to the Town for review, subsequent approval by the Town Board, dedication of descriptions we already talked about for the road.

MR. ARGENIO: Is that the road and the sewer or just the road?

MR. EDSALL: What's that?

MR. ARGENIO: Offers of dedication, is that for the road and sewer or just the road?

MR. EDSALL: Well, it will be the description of the road which includes the sewer but if we create additional sewer easements we'll have to do that as well.

MR. PETRO: That's it.

DISCUSSION

TPS SOIL BURNING - HOURS OF OPERATION

Mr. Bedetti (phonetic) appeared before the board for this proposal.

MR. PETRO: TPS Soil Burning hours of operation, who's talking about this? Come up on up, sir.

MR. BEDETTI: I don't know, did anybody, I dropped these off at the Town. What TPS is looking to do is to extend their operating hours from 16 to 21 hours a day. Our business has gotten to a point where we're actually losing our clients, business has grown so much that even our local clients are going out of Town and out of state to do their business. What we're looking to do is just match what our DEC air permit solid waste permit allows us to do. Nine years ago, TPS agreed with the Town to run the 16 hours a day when they started operation. All we're really looking to do is change our Monday to Friday hours from right now it's from 6 a.m. to 10 p.m. We're looking to continue on to the 21 hours to the 3 a.m. just Monday through Friday, Saturday there won't be any changes, we'll shut down at 10 o'clock on Saturday night. Sundays we'd still be closed. We receive trucks right now from 6 a.m. to 6 p.m. In reality, the office is only open 7 to 5 but it allows, you know, we're scheduled to be 6 to 6. Part of our normal operation, our doors on the building are closed at 6 p.m. so noise is not an issue, really never has been. We haven't had a noise complaint in over three years and the ones prior to that actually turned out being our neighbors and one was us it was an employee playing a stereo too loud in his car. What we do is actually add one eight hour shift to the crews. We'd actually be looking for 6 new local employees, matter of fact, if we do manage, if anybody knows anybody who needs a job, by all means send him down, it's tough in that dirty business of finding employees.

MR. PETRO: Mike, wouldn't this violate the Town regulations?

MR. BABCOCK: Well, that's one thing, that's why I wrote this all down, I don't have that with me, Jim, I definitely have to check that out.

MR. PETRO: I'm not going to make a decision on this tonight either, we have your request here, we can all talk about it for a while but I still think Mike has to take a look at it and I want the Town Board to look at it also because they field the complaints, not us. You say you've never had any complaints, I believe what you're telling me, but I don't know that. So I would need a couple weeks to at least get to the bottom. I'm not saying no, but I want to know more about it because A, legally, we may not even be able to say yes, I don't know, we can't override the law and say well, if nobody else can work after 10 o'clock but you can. I don't know that we can do this or not. I'm going to find out.

MR. BEDETTI: Just for my own knowledge, our neighbors work 24 hours in the surrounding buildings, I mean, is that--

MR. BABCOCK: It's not the, it may not be the hours of operation, it's the noise level of what you create and if you're not creating it, you're not affected by that law.

MR. BEDETTI: TPS has done their own noise studies, but I think the Town has too and on our property line the noise studies are actually inconclusive because of the street noise, the birds and the crickets drowning out the sound that they're actually looking for, so if it's noise, noise is not the issue.

MR. PETRO: Let me rephrase it then. I don't see a

problem with it but let me know for sure that there's not a problem with it.

MR. BEDETTI: Okay, just so that nobody is blindsided, TPS is in the process of upgrading their equipment, more modern equipment too.

MR. PETRO: Okay, how are we going to handle this, just through you, Mike, can you get back to them or reappear for a discussion item?

MR. BABCOCK: I would assume the best thing to do we'll notify them, Myra's got your--you're here tonight because Myra knows who you are and we'll get Myra to get him back here and then the board's going to have to make a decision whether it's part of the special permit, you give them hours of operation, I don't know whether you're going to have to modify that.

MR. PETRO: If we have no other outside argument the board can decide.

MR. BABCOCK: Whether you're going to have a public hearing and all that stuff, it's a modification of the special permit.

MR. PETRO: We'll see you in a couple weeks.

MR. BEDETTI: Thank you.

THE SENTINEL

Mr. Everett Smith appeared before the board for this proposal.

MR. PETRO: The Sentinel, Merline Avenue represented by Everett Smith who is the owner. Why are you here?

MR. SMITH: We're here because we want to put a, we have rolls of newspaper out on a concrete slab in the back of our building, we have a blue tarp over them and we want to put a metal roof on it. Basically, it's a carport, it's going to have metal legs, you're the expert on that, no sides, roof only, no end walls.

MR. PETRO: The reason that you're here, Mike didn't say go ahead and do it, what happens is people put up the four poles, put the roof on and you come back later there's Texture 111 around it, then there's two doors with a lock and they're renting it out to six people.

MR. SMITH: It becomes a shed.

MR. PETRO: It's an apartment building. Now you're on record saying you're just going to have a roof, four sides, so there's a recourse in case it turns into an apartment building.

MR. EDSALL: Just so that the record is clear, what we went over at the workshop, the open enclosure is set back further from the property lines than the existing building in all cases, so it doesn't encroach any closer to the property lines. Secondly, one of the requirements that we're holding them to is that the spacing from the main building to this open enclosure is going to meet the building code because we have to verify setbacks, obviously, and Mike's going to do that and the fire inspector, so when they come in to get the permit, it will meet that requirement.

MR. SMITH: The fire inspector's been there, he had no problem. He has no problem with the location because the slab was poured obviously and because there's no side and it's a metal, it's all metal, he's got no problems with, as we mentioned earlier, the slab is only a foot away from the block wall.

MR. EDSALL: But he's verified there's no problem?

MR. SMITH: He came and looked at it.

MR. EDSALL: They've taken care of it that already then so--

MR. PETRO: Is this going to make the paper?

MR. SMITH: Oh, yeah.

MR. PETRO: Does anybody have an objection to this?

MR. LANDER: No.

MR. ARGENIO: No.

MR. PETRO: Mike through the building department?

MR. BABCOCK: No.

MR. PETRO: Everybody's in agreement. Thank you.

2004 AGENDA

MR. EDSALL: Three quick items. One, the 2004 agenda, everybody has a copy, I have coordinated with Myra and we're presuming you want to adopt this so she can post it, maybe you want to do that as a resolution.

MR. PETRO: Yes, done.

MR. KARNAVEZOS: A question. What's the asterisk on the--

MR. PETRO: That's the meeting I'm going to miss so when she asks you can tell her make it as long as you want because I won't be here. While you're on that, too, for the members next meeting which will be the second week in January will be a reorganization meeting so please be here 15 minutes earlier so we can have our closed session and pick our officials.

MINUTEMAN

MR. EDSALL: Second item just so you're aware of it, Mike and I were at the Minuteman site today and he ran into some elevation difficulties, we're working with him, you may have noticed that the addition building is a bit lower than the main building.

MR. LANDER: How did that happen?

MR. EDSALL: Well, we brought that up.

MR. BABCOCK: Transit wasn't right.

MR. ARGENIO: Is it a mistake, Mark?

MR. EDSALL: I think it was.

MR. BABCOCK: Partially.

MR. EDSALL: I think it was in the construction phase that the error occurred, but I don't know that it was an error, I think it might have been just when he began to look at the amount of fill and coordination with the grades behind it just didn't happen but we're working with him because we're not a hundred percent pleased with the transition in the front.

MR. ARGENIO: It's quite steep.

MR. PETRO: The wall too.

MR. EDSALL: We're working with him, he's asked for his first C.O. that doesn't look to be a problem because he's got all the site work in, just the transition we have to work with him on.

MR. ARGENIO: So the plans say, pull a number out of the air, finish floor elevation of 100, what's the finish floor at?

MR. EDSALL: I think there's about a three or four foot difference but we're--

MR. BABCOCK: Actually, there's a lot of discrepancies.

MR. EDSALL: The plans didn't help things, there was some, Mike is advising they ran into some discrepancies.

MR. BABCOCK: There's different numbers on the plan all over the place that--

MR. EDSALL: The third item is not important for tonight.

DISCUSSION

MR. LANDER: I have a comment. Now, I've been to two different Planning Boards and this planning board here is run professionally. I have been to Planning Boards where they didn't even announce that they were having a meeting. I've never seen anything run as smoothly as this is and things get done. Okay, I've been to two other Planning Boards, nothing is done the way it's done here.

MR. MASON: Big difference since me and Neil came on board.

MR. LANDER: You should be out there and see what goes on, you can't believe it.

MR. BABCOCK: Are you saying that we should change?

MR. LANDER: No, the other ones should come here for lessons really.

MR. PETRO: We appreciate your nice comments, Ron, unless you've been to other Planning Boards, you don't know what you have really.

WAL-MART

MR. SCHLESINGER: What happened with the Wal-Mart?

MR. PETRO: Town of Newburgh is taking lead agency as far as the SEQRA process and they're also going to do most of the lead agency for the entire site and the project, Mark and I both--

MR. EDSALL: Jim and I went to a meeting, we were significantly outnumbered.

MR. SCHLESINGER: They keep you totally abreast of what's going on?

MR. EDSALL: Yeah, we're doing a lot of E-mails, a lot of coordination and everything that's occurring they're sending copies.

MR. PETRO: They had contacted Mark last week to see if we wanted to be involved with the architectural review of the building and Mark brought up a good point, they have a basic design, not changing or varying from it, so we both decided that we didn't need to be because they do have, they being the Town of Newburgh do have an architectural review board so sometimes I think redundancy would be useless.

MR. ARGENIO: And non-productive.

MR. PETRO: What are we going to say, we don't like that block?

MR. SCHLESINGER: Well, the thing that we're concerned about is the traffic flow.

MR. PETRO: They're got a pretty good handle on it, it's very, believe me, that was number one of the discussion and it's definitely being handled.

December 10, 2003

27

MR. EDSALL: As soon as the traffic study is done we'll be getting copies here.

MR. PETRO: We're going to look at it.

MR. EDSALL: There's a lot more to look at.

MR. PETRO: Motion to adjourn?

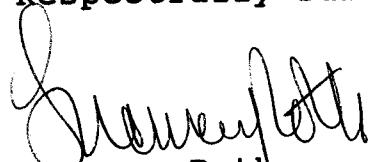
MR. LANDER: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. LANDER	AYE
MR. MASON	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

11/6/04

COLBY KENNELS - ROUTE 94

MR. EDSALL: Colby Kennels wasn't coming, I thought Myra was going to be here and I had a, similar to The Sentinel, they came to the workshop, they're looking to add I believe it's a 20 foot extension to one end of building that's substantially from the property line. I asked the most important question are you adding anymore kennels, the answer is no, they're not going to have any additional animals boarding there. It's purely additional space for processing the dogs that may be coming in and out or if they're walking them or training them while they're boarding there, so no additional use, just they want to extend the building to give themselves a little more room. It looked quite insignificant on the information presented at the workshop, I apologize for not having the sketch with me tonight but I guess the question comes down to do you want to make them go through a full site plan or if they're spaced substantially from the line and work with the building department.

MR. PETRO: We did something with the school with the nuns on 207, they were on so many acres of property, little tiny addition, hundreds of feet from any side yard.

MR. EDSALL: And the closest property line is the Thruway, so I don't know that there's anybody to disturb that.

MR. PETRO: I don't think that we have a problem with that.

MR. LANDER: What happened with the nuns?

MR. PETRO: Ron, to answer your question, it was not a problem, we did have an issue with it, handled it through the building department.

December 10, 2003

21

MR. EDSALL: We'll let Colby work with the building department and straighten that out.

MR. BABCOCK: I have nothing. I'll let Mark do it.